



REQUEST FOR PROPOSALS

FOR SALE BY COUNTY OF REAL PROPERTY

PROPERTY COMMONLY KNOWN AS 260 BELVEDERE ROAD,

WARRENVILLE, SC

FORMER SEMINOLE MILL PROPERTY

RFP 17-02-P

**PROPOSAL SUBMISSION DEADLINE: 3:00 PM, EDT, October 12, 2016**

## **I. REQUEST FOR PROPOSAL**

Proposals are being accepted by Aiken County for the sale and development of property commonly known as 260 Belvedere Road, Warrenton, SC ("Property"), which is the site of the former Seminole Mill. It should also be noted that this site is a brownfield project site.

Responses to this Request for Proposal ("RFP") shall submit a proposal that addresses the various components set forth in this RFP.

## **II. BUILDING INFORMATION AND PROPERTY INFORMATION**

Aiken County is interested in selling the property, in part or in whole, **for development purposes only, and proposals MUST include a detailed development plan with a timeline.**

The Property is approximately 25.04 acres (Attachments 1 and 2) and is located in Rural Development (RUD) zoning (Attachment 3). In addition, the Property is subject to Covenants, Conditions and Restrictions (CC&R's) which regulate the use of the Property. The Buyer is responsible for determining whether the intended use of the Property complies with County regulations (including but not limited to the County Land Management Regulation) and the CC&Rs on the Property.

## **III. CONDITIONS GOVERNING SALE OF PROPERTY**

### **A. Offer**

Interested parties must offer to purchase the Property in cash at closing. All Proposers must complete and submit the Offer to Purchase (Attachment 4) indicating the amount offered for the Property. All offers submitted shall remain open for 60 days from the opening date of the RFP and the County reserves the right to formally accept or decline any offer within that time period.

### **B. Purchase Price**

Purchase price must be paid in cash at closing.

### **C. Title and Escrow Costs**

The County agrees to provide the Buyer with a limited warranty deed and to pay the recording cost to record a deed in favor of the Buyer. Buyer shall pay for any extended form of title insurance coverage as determined and requested by the Buyer. All other escrow, closing and related costs, fees and taxes will be paid by Buyer.

### **D. Commission**

Any commission to be paid to an agent or broker shall be paid solely by the Buyer and shall not be deducted from the Purchase Price or charged in any way to the County.

#### E. Earnest Money Deposit

Sealed proposals must include a minimum earnest money deposit of 5% of the Purchase Price listed in the Proposal, in the form of a certified or cashier's check, payable to the Aiken County and must be submitted together with the signed Offer to Purchase (Attachment 4). The earnest money will be returned to all unsuccessful Proposers within 60 days of the proposal due date. If a Proposer's proposal is accepted, the earnest money deposit will be applied to the Purchase Price.

#### F. Pre-Proposal Conference

A Pre-Proposal Conference and Walk Through will be held on Monday, September 19, 2016 at 10:00 A.M. EDT. Attendance is highly recommended. The location of the Conference is at the Property.

#### G. Development Plan

1. Explain Proposer's development plan for the property in detail, including listing the factors considered in developing the plan, listing the primary objectives of the plan, listing the type of land uses, providing the timeline for implementation and completion of the project, explaining the compatibility with and benefits to the surrounding community, and providing similar information.
2. Provide a map of the proposed land uses and configuration of the project contained in the plan and a drawing or representation of the project upon completion.

#### H. Qualifications and Experience

1. List the qualifications of the Proposer successfully implementing and completing the project contained in the development plan for properties similar to the project.
2. Provide the same information for the key personnel that will work on the project.
3. List the projects of a similar nature on which the Proposer has worked during the last ten years.
  - a. For each project, provide the location, describe the project, and explain its status.
  - b. Provide contact information for a person in the local government in the community where each project is located who can provide information on the project.

#### I. Submission of Proposal

**To be considered, sealed proposals must be submitted no later than 3:00 P.M. EDT on Wednesday, October 12, 2016, at which time the proposals will be publicly opened. An original proposal must be mailed or delivered to:**

Aiken County

Attn: Procurement

1930 University Parkway, Suite 3201

Aiken, SC 29801

The outside of the envelope should be marked "SALE OF REAL PROPERTY SEMINOLE MILL, RFP 17-02-P. Hand delivered/couriered proposals should be directed to the County Procurement Office where they will be date stamped and held until bid opening. Late submittals will not be considered.

#### J. Award

The County will award the Proposal to the most suitable, acceptable offer as determined in its discretion. In addition to the amount of the offer, the County will take into account the development plan for the Property, the Proposer's qualifications for and experience in developing properties similar to the "Property", and any contingencies and exceptions contained in each Proposal. The sale of the Property is subject to final approval of the Aiken County Council. The County reserves the right to require the successful Proposer to enter into a contract for the purchase of the Property with terms acceptable to the County.

The County reserves the right to reject any and all offers or proposals.

#### K. Schedule

The projected schedule is:

Pre-Proposal Conference & Walk Through: Monday, September 19, 2016 at 10:00 A.M.

Questions due to County: Thursday, September 22, 2016 at 5:00 P.M.

Answers will be posted to the County website before 5:00 P.M., Tuesday, September 27, 2016.

Proposal Opening: Wednesday, October 12, 2016 at 3:00 P.M.

Proposal Award by Council (Optional): Tuesday, November 15, 2016

This schedule is subject to change. All times are Eastern Daylight Time.

#### L. Exceptions to this Request for Proposal

Any exceptions from the provisions of this Request for Proposals, which are desired by the Proposer, shall be specifically noted in the proposal submitted, including additional requirements or requests. The exceptions to be listed shall include any contingencies to closing the transaction including but not limited to financing and feasibility contingencies. The County discourages exceptions.

#### M. QUESTIONS

Questions regarding this RFP or the need for additional data or information should be submitted in writing by email to [procurement@aikencountysc.gov](mailto:procurement@aikencountysc.gov) no later than 5:00 P.M. EDT on Thursday, September 22, 2016. The County will post a Q&A document after the deadline for written questions and a link will be emailed to those who have provided contact information. It is recommended that all interested parties visit the Property before submitting a proposal.

#### N. CONFLICT OF INTEREST INFORMATION

Information on possible conflicts of interest should be provided in the proposal. Such information will be taken into account in making a decision on the selection of the Proposer. If the Proposer believes there to be the possibility of a conflict of interest during the RFP process, the Proposer shall immediately consult the County Procurement Office to determine the appropriate action and advise the County of the possible conflict of interest in writing.

# Attachment 1

Aiken County Assessor's Office



<a href="#">Recent Sales in Neighborhood</a>	<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search</a>	<a href="#">Aiken Home</a>
<b>Owner and Parcel Information</b>						
Owner Name	AIKEN COUNTY SOUTH CAROLINA		Today's Date	June 23, 2016		
Mailing Address	1930 UNIVERSITY PKWY		Parcel Number	024-12-01-001		
	AIKEN, SC 29801		Tax District	LANG BATH CLEAR (District )		
Location Address	260 BELVEDERE RD		2015 Millage Rate	6% RATIO = 240.5 OWNER-OCCUPIED 4% RATIO = 98.9		
Legal Description			Acres	25.04		
Property Class / Property Type	GOVERNMENT / REAL PROPERTY		Parcel Map	<a href="#">Show Parcel Map</a>		
Neighborhood	2TWP20.00		Exemptions			
Fire District	MIDLAND VALLEY FIRE DEPARTMENT		Council District	COUNCIL DISTRICT THREE		
Building Description			Location Description	PARCELS A B & D HWY 421		

<b>Certified 2015 Tax Year Value Information*</b>			
Land Value	Improvement Value	Miscellaneous Value	Total Appraised Value
Manufacturing, Government, Utilities, and Exempt parcels are not valued by this office.			

<b>Land Information</b>					
Land Type	Zoning	Units	Unit Type	Appraised Value	Market Value
Commercial 6%		25.04	AC		

<b>Building Information</b>	
No building information available for this parcel.	

<b>Miscellaneous Improvement Information</b>	
No miscellaneous information available for this parcel.	

<b>Sale Information</b>					
Sale Date	Sale Price	Deed Book	Deed Page	Grantor	Grantee
2007-05-31	\$ 5	4142	1484	CHARLES R MERRITT	AIKEN COUNTY SOUTH CAROLINA
2006-05-02		4071	53	N & B PARTNERSHIP & THE LOMBARD CORPORATION	CHARLES R MERRITT
2004-04-19		2413	54	UNITED MERCHANTS & CHARLES R MERRITT	N & B PARTNERSHIP & THE LOMBARD CORPORATION
2004-04-19		2413	54	UNITED MERCHANTS	N & B PARTNERSHIP & THE LOMBARD CORPORATION
1995-12-13	\$ 5	01577	00111	LOMBARD CORP(2/3) & N&B CORP(1/3)	UNITED MERCHANTS & MFG CO
1995-08-10	\$ 5,000	2161	200	UNITED MERCHANTS	CHARLES R MERRITT

<a href="#">Recent Sales in Neighborhood</a>	<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Aiken Home</a>
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The Aiken County Assessor's Office makes every effort to produce the most accurate information possible. No warranties expressed or implied are provided for the data herein, its' use or interpretation. Certified Value Information\* is from the last certified tax roll information, all other assessment information and values are current working information and is subject to change before the next certified tax roll. Website Updated: June 20, 2016

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## Attachment 2



### Seminole Mill

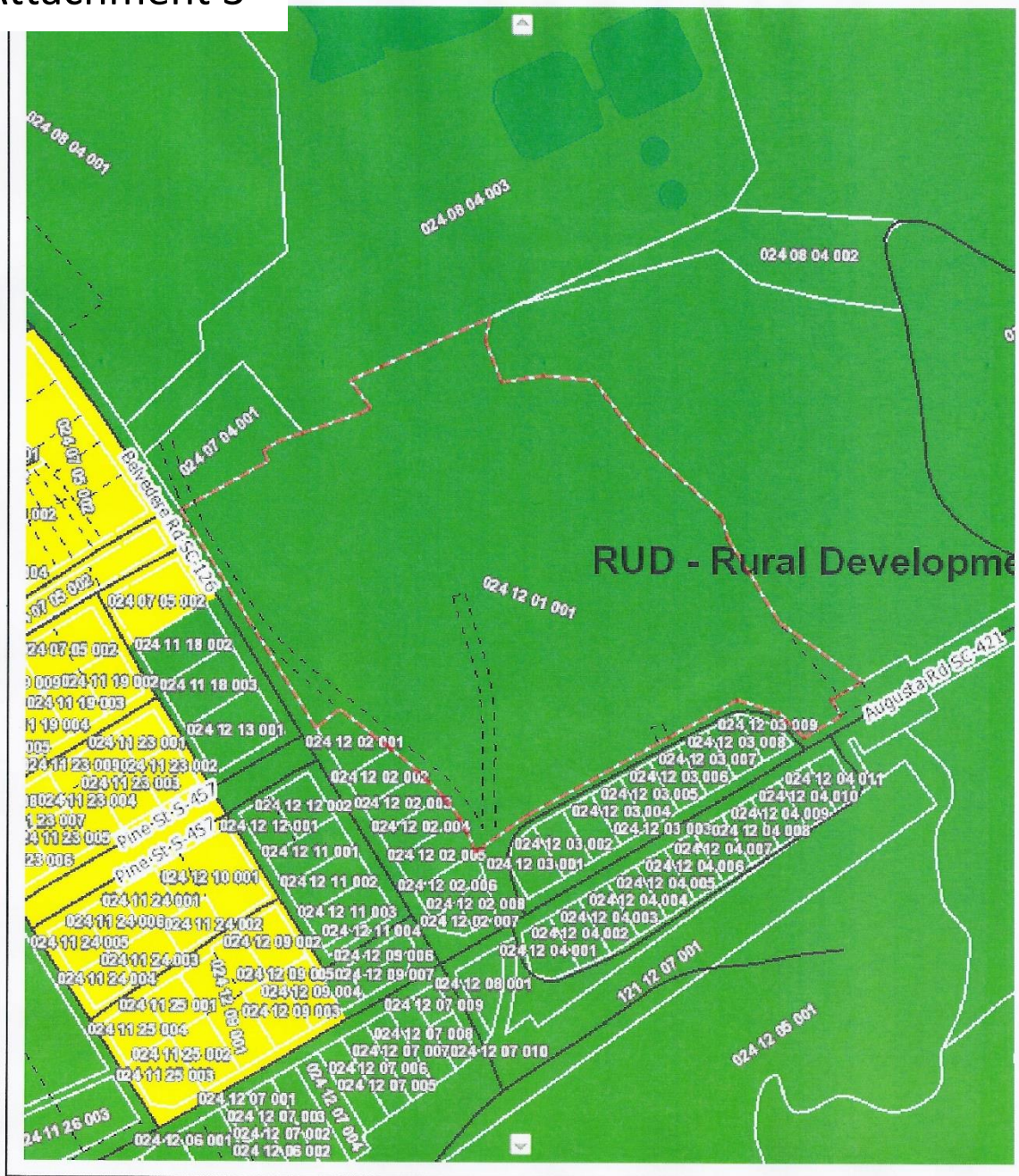
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Printed: Jun 23, 2016



## Attachment 3



### Zoning - Seminole

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Printed: Jun 23, 2016



# Attachment 4

## OFFER TO PURCHASE REAL PROPERTY

RFP ##

TO: Procurement Director, Aiken County

1930 University Parkway

Aiken, SC 29801

\_\_\_\_\_, herein called the "Buyer," hereby offers and agrees to purchase from the Aiken County ("County") at the price and subject to the terms and conditions contained in this Offer, the following described real property ("Property"):

260 Belvedere road, Warrentville, SC.

The entire parcel described above contains 25.04 acres, more or less. Possession shall be granted upon closing. The Escrow Agent shall be \_\_\_\_\_. Transfer of the Property shall be by a limited warranty deed. Closing shall be within \_\_\_\_\_ days of acceptance of this Offer, unless otherwise agreed to by the parties. This sale is subject to approval by the Aiken County Council, and the County reserves the right to reject any and all offers.

SUBMITTAL: To ensure proper identification and handling, submit your Offer in a sealed envelope. This Offer may be hand delivered or mailed, and must be delivered by the date and time due to:

Aiken County

Attn: Procurement

1930 University Parkway, Suite 3200

Aiken, SC 29801

Hand delivered/couriered proposals should be directed to the Procurement Department where they will be date stamped and held until proposal opening. Timely delivery of the Proposal is the sole responsibility of the Proposer. Late offers, as determined by the County's time/date stamp, will not be accepted. All offers shall remain valid for a period of 60 days from the RFP opening date. The successful Proposer will be determined by the County based on the amount of the Purchase Price, the Proposer's qualifications, the Proposer's development plan, and any exceptions and contingencies identified by the Proposer. Proposals and offers must remain valid for 60 days from the proposal opening date during which time the Seller may accept or reject any and all Proposals or Offers.

OFFER TO PURCHASE

Total Purchase Price Offered: \$ \_\_\_\_\_

Earnest Money Deposit: \$ \_\_\_\_\_

Balance Due on Closing: \$ \_\_\_\_\_

Agent or Broker commissions and closing costs attributable to the Buyer pursuant to the RFP are the sole responsibility of the Buyer and are not included in the Purchase Price.

ATTACH CERTIFIED OR CASHIER'S CHECK AS EARNEST MONEY DEPOSIT

(MINIMUM 5%)

Full Legal Name of Proposer/Buyer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date: \_\_\_\_\_

Agent (if applicable): \_\_\_\_\_

Agent address: \_\_\_\_\_

Agent phone & email: \_\_\_\_\_

Please List All Exceptions and Contingencies to the RFP fully and in detail (use additional sheets if necessary):

Signature of Buyer: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Agent (if applicable) \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_